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SEPTEMBER CATALOGUE

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41
AVAILABLE
LOTS

2026 AUCTION DATES

AUCTION

14th October
2nd December

CLOSING

21st September
9th November

2027 AUCTION DATES

AUCTION

17th February
7th April
26th May

CLOSING

25th January
15th March
4th May

ORDER OF LOTS

41 LOTS

venmore
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

Lot Address	Guide Price*
1 Lower Ground Floor Only - Sydenham Avenue, No's 40-42, L17 3AX	£180,000 PLUS*
2 Flat 8 19 Marlborough Road, Southport, PR9 0RA	£60,000 PLUS*
3 Apartment 217 25 Plaza Boulevard, Liverpool, L8 5RZ	£25,000 PLUS*
4 Apartment 11 (Door No. 206) 35 Bridport Street, Liverpool, L3 5QF	£70,000 PLUS*
5 45 Allerton Road, Birkenhead, CH42 5LN	£200,000 PLUS*
6 Land At 116 Mill Lane, (Corner Of Pighue Lane), L13 1DG	£250,000 PLUS*
7 Flat 355 Queensland Place 2 Chatham Place, (Room G, Cluster 67), L7 3AA	£15,000 PLUS*
8 Land To West Of 181 Liverpool Road, Rufford, Lancashire, L40 1SD	£550,000 PLUS*
9 Apartment 35 4 Leigh Street, Liverpool, L1 1NT	£45,000 PLUS*
10 205 Grindon Crescent, Nottingham, NG6 8BU	£95,000 PLUS*
11 60 Moss Lane, Orrell Park, Merseyside, L9 8AN	£125,000 PLUS*
12 8 Lowwood Road, Birkenhead, CH41 2SR	£180,000 PLUS*
13 49 Peter Road, Liverpool, L4 3RT	£110,000 PLUS*
14 145 Walton Village, Liverpool, L4 6TG	£85,000 PLUS*
15 60 & 60A Grange Road West, Birkenhead, CH41 4DB	£110,000 PLUS*
16 58 & 58A Grange Road West, Birkenhead, CH41 4DB	£120,000 PLUS*
17 6 Ross Tower Court, Wallasey, CH 45 1NX	£110,000 PLUS*
18 89 Riviera Drive, Liverpool, L11 4UR	£110,000 PLUS *
19 257 Grange Road, Birkenhead, CH41 2PH	£340,000 PLUS*
20 227 Church Road, Birkenhead, CH42 0LD	£90,000 PLUS*
21 Flat 9 49 Queens Road, Southport, PR9 9HB	£70,000 PLUS*
22 21 Seaforth Road, Liverpool, L21 3TX	SOLD PRIOR
23 Flat 221 (Unit CS4), 90 Durning Road, Liverpool, L7 0HD	£30,000 PLUS*
24 Land At 1&2 Elm Terrace, Beech Street, Merseyside, L7 0HD	£100,000 PLUS*
25 1 Alfred Road, Flats 1,2 & 3, Prenton, CH43 4TU	£150,000 PLUS*
26 Flat 312 Queensland Place 2 Chatham Place, (Room C, Cluster 58), L7 3AA	£17,500 PLUS*
27 17 Burbo Mansions, Burbo Bank Road South, Merseyside, L23 6SP	£120,000 PLUS*
28 Apartment 53, Crete Tower Jason Street, Liverpool, L5 5EB	£40,000 PLUS*
29 28 Hawarden Avenue, Liverpool, L17 2AL	£150,000 PLUS*
30 34 Clipsley Crescent, Haydock, Merseyside, WA11 0UH	£110,000 PLUS*

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41 LOTS

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[CLICK ON ADDRESS FOR MORE INFO](#)

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31 <u>11 Nixon Street, Liverpool, L4 5PP</u>	£90,000 PLUS*
32 <u>2 Denbigh Road, Liverpool, L9 1ED</u>	£90,000 PLUS*
33 <u>133A Wellbrow Road, Liverpool, L4 6TY</u>	£90,000 PLUS*
34 <u>47 Cowley Road, Liverpool, L4 5SY</u>	£90,000 PLUS*
35 <u>Apartment 54 19 Princes Parade, Liverpool, L3 1BD</u>	£80,000 PLUS*
36 <u>144 St. Marys Road, Garston, Merseyside, L19 2JJ</u>	£165,000 PLUS*
37 <u>Land At Hapton Street Liverpool, Merseyside, L5 3QF</u>	£125,000 PLUS*
38 <u>9-15 Whetstone Lane, Birkenhead, CH41 2QS</u>	£120,000 PLUS*
39 <u>Apartment 7 63 Tithebarn Street, Liverpool, L2 2EN</u>	£45,000 PLUS*
40 <u>1 Hamilton Square, Birkenhead, CH41 6AU</u>	£385,000 PLUS*
41 <u>40 Russell Road, Mossley Hill, Merseyside, L18 1EA</u>	£225,000 PLUS*



Lower Ground Floor Only - Sydenham Avenue, No's 40-42, L17 3AX



GUIDE PRICE £180,000 PLUS*

Located in a prime residential location within L17, this exciting development opportunity comes with planning permission for two 2 bedroom apartments to the lower ground floor of this established conversion of 7 existing apartments. Planning application: 20F/0853



Flat 8 19 Marlborough Road, Southport, PR9 0RA



GUIDE PRICE £60,000 PLUS*

This is a large one-bedroom apartment with two reception rooms in the popular PR9 area. The flat is offered with vacant possession and would serve well as a first time buy or rental investment, with similar units nearby fetching circa £675pcm / £8100pa. The property could also be reconfigured back into a two-bedroom subject to the relevant consents (see original plans). The apartment benefits from double glazing, gas central heating and gas fireplace, and residents parking.

603

Apartment 217 25 Plaza Boulevard, Liverpool, L8 5RZ



GUIDE PRICE - £25,000 PLUS*

This is a modern studio apartment offered as a ready-made investment, with tenant in situ paying £750pcm.

604

Apartment 11 (Door No. 206) 35 Bridport Street, Liverpool, L3 5QF



GUIDE PRICE - £70,000 PLUS*

This is a two-bedroom apartment with two bathrooms in Liverpool City Centre. The property is ideally situated as a city base or rental investment, with similar units nearby fetching circa £1250pcm.

CLICK PHOTO TO VIEW PROPERTIES

45 Allerton Road, Birkenhead, CH42 5LN



GUIDE PRICE - £200,000 PLUS *

This is an impressive seven-bedroom semi-detached house, currently set up as an HMO with certificate of lawfulness and license in place. Six rooms are currently let, generating an annual income of circa £34,800. Features front parking area, modern fitted kitchen, double glazing and gas central heating.

Land At 116 Mill Lane, (Corner Of Pighue Lane), L13 1DG



GUIDE PRICE - £250,000 PLUS*

This is a development plot with outline planning for fifteen apartments, plus provisions for parking. Please see the attached plans for reference (note this is subject to full planning approval). In addition, the site also includes a former filling station – the tanks have been filled and the site decontaminated.

607**Flat 355 Queensland Place 2 Chatham Place, (Room G, Cluster 67), L7 3AA****GUIDE PRICE - £15,000 PLUS***

Student room in a flat at Chatham Place. This leasehold flat is sold with vacant possession for Room G, with similar units in the development achieving circa £120pw.

608**Land To West Of 181 Liverpool Road, Rufford, Lancashire, L40 1SD****GUIDE PRICE - £550,000 PLUS***

This is a prime development opportunity in the popular Ormskirk area. Covering circa 2.5 acres, this plot of land comes with the benefit of full planning permission to build a detached four-bedroom dormer bungalow of around 4000 sq ft (2023/1039/FUL – West Lancashire Council).

CLICK PHOTO TO VIEW PROPERTIES

Apartment 35 4 Leigh Street, Liverpool, L1 1NT



GUIDE PRICE - £45,000 PLUS*

A smartly presented studio apartment in Liverpool City Centre, sold with a tenant in situ currently paying £675pcm. The property features heating, double glazing, and a contemporary kitchen and shower room.

205 Grindon Crescent, Nottingham, NG6 8BU



GUIDE PRICE - £95,000 PLUS*

This is a three-bedroom semi-detached house in the popular NG6 area of Nottingham. The property is offered as a ready-made investment with tenant in situ currently paying circa £700pcm. This could be increased in line with market rents to circa £1100pcm. Gas central heating. The property has an EPC rating of C.

60 Moss Lane, Orrell Park, Merseyside, L9 8AN



GUIDE PRICE - £125,000 PLUS*

This is a mixed-use unit on the popular Moss Lane in L9. Whilst the commercial unit to the ground floor is available with vacant possession, the two self-contained flats above have tenants in situ – 60a at £525pcm and 60b at £475pcm. Expectant rental for the vacant commercial unit sits circa £600pcm.

8 Lowwood Road, Birkenhead, CH41 2SR



GUIDE PRICE - £180,000 PLUS*

Generous three-bedroom detached home with separate self-contained one/two-bedroom basement flat with level access. Grade II listed with potential for modernisation and resale / rental of both elements. Additional potential to convert into a large single property HMO subject to the relevant consents. Plans provided are for demonstrative purposes. The property has a driveway.

**let
13**

49 Peter Road, Liverpool, L4 3RT



GUIDE PRICE - £110,000 PLUS*

This is a large four-bedroom end terrace offered as a ready-made investment, with the current rental income at circa £1630pcm / £19560pa.

**let
14**

145 Walton Village, Liverpool, L4 6TG



GUIDE PRICE - £85,000 PLUS*

This is a three bedroom terrace property which would be well suited to the private rental market with similar rentals in the area let circa £850pcm. Offered with vacant possession, the property has double glazing and central heating and benefits from a recently fitted kitchen and bathroom.

**Let
15**

60 & 60A Grange Road West, Birkenhead, CH41 4DB



GUIDE PRICE - £110,000 PLUS*

This is a mixed-use unit made up of a ground floor shop (currently barbers) and two-bedroom maisonette. The property is offered as a ready-made investment, with the current total rental income at circa £1050pcm. The shop lease is due for renewal and therefore the rent could be increased in line with the market rate.

**Let
16**

58 & 58A Grange Road West, Birkenhead, CH41 4DB



GUIDE PRICE - £120,000 PLUS*

This is a mixed-use unit on the corner of Grange Road West and Eastbourne Road. The property is made up of a ground floor shop (currently convenience store) and two-bedroom maisonette. The property is offered as a ready-made investment, with the current total rental income at circa £1250pcm.

Let
17

6 Ross Tower Court, Wallasey, CH45 1NX



GUIDE PRICE - £110,000 PLUS*

This is a mid-terrace two-bedroom house in need of renovation. After a scope of works, the property would be an ideal first-time buy or downsizer. Alternatively, the property could perform well on the private rental market, with similar units fetching circa £750pcm. Property benefits from off-street parking and double glazing throughout.

Lot
18

89 Riviera Drive, Liverpool, L11 4UR



GUIDE PRICE - £110,000 PLUS*

This is a three-bedroom semi-detached house with driveway in the popular L11 area of Liverpool. Following a scope of works, the property would perform well on the private rental market, with similar units fetching circa £1100pcm / £13,200pa. With gas central heating and double glazing throughout.

**Lot
19****257 Grange Road, Birkenhead, CH41 2PH****GUIDE PRICE - £340,000 PLUS***

This is an impressive mixed-use unit made up of a ground floor restaurant and three apartments above. The property is offered as a ready-made investment, with the current total rental income at circa £3100pcm / £37200pa.

**Lot
20****227 Church Road, Birkenhead, CH42 0LD****GUIDE PRICE - £90,000 PLUS***

This is a substantial mixed-use unit comprised of a ground floor commercial space and large four-bedroom flat. The property would serve as an excellent investment opportunity as it is, or could be converted into multiple maisonettes subject to the relevant consents. The potential income, once works are complete, is likely to be in the region of £1800pcm / £21,600pa. The property benefits from existing gas central heating and double glazing throughout.

**Lot
21****Flat 9 49 Queens Road, Southport, PR9 9HB****GUIDE PRICE - £70,000 PLUS***

This is a two-bedroom second floor apartment offered with vacant possession, making it an ideal first time buy or investment opportunity. After some modernisation, the property would perform well on the private rental market, with similar units fetching circa £900-1000pcm. The property benefits from one allocated parking space.

**Lot
22****21 Seaforth Road, Liverpool, L21 3TX****SOLD PRIOR**

This is a recently refurbished mixed-use unit in L21. The shop benefits from electric shutters and hardwired smoke alarms, with access to a cellar for additional storage. The two-bedroom maisonette is finished to a high standard and would perform well on the private rental market, with a combined gross income for the shop and flat in the region of £1800pcm / £21,600pa. Includes new hard flooring, gas central heating, double glazing, fire escape windows, fire doors.

**Lot
23**

Flat 221 90 Durning Road, Liverpool, L7 5NH

**GUIDE PRICE - £30,000 PLUS***

This is a Superior Studio Flat in the popular St Cyprians development. The property provides modern student accommodation and lets consistently, with the current tenancy being replaced in September at circa £800pcm. The property is managed under a Right to Manage, with a ground rent charge of £390 pa (paid in advance for 2026). The Service charge is £895 per qr and includes the cost of maintenance, electricity and WIFI.

**Lot
24**

Land At 1&2 Elm Terrace, Beech Street, Merseyside, L7 0HD

**GUIDE PRICE - £100,000 PLUS***

This is a large rectangular plot of land with frontage on Beech Street, previously constituting numbers 1 & 2 Elm Terrace. Once cleared, the property offers excellent development potential, with space for two semi/detached houses of up to four bedrooms (subject to obtaining the relevant consents).

**Lot
25****Flat 1, 2 & 3 1 Alfred Road, Prenton, CH43 4TU****GUIDE PRICE - £150,000 PLUS***

This is a detached block of three one-bedroom apartments in the desirable Oxton area of Wirral. The property is currently fully occupied, with the rental income currently at circa £1500pcm / £18,000pa. This could be increased in line with the market rates to around £2000pcm / £24,000pa.

**Lot
26****Flat 312 Queensland Place 2 Chatham Place, (Room C, Cluster 58), L7 3AA****GUIDE PRICE - £17,500 PLUS***

Student room in a flat at Queensland Place. This leasehold flat is sold with a tenancy in place for Room C with an income of £90 per week. This is due to rise to £110 per week from mid-April 2026.

**Lot
27****17 Burbo Mansions, Burbo Bank Road South, Merseyside, L23 6SP****GUIDE PRICE - £120,000 PLUS***

This is a spacious two-bedroom duplex apartment in Crosby with great seafront views. Following some modernisation, the property would perform particularly well on the private rental market, with similar units fetching circa £1250pcm / £15,000pa. Offered with vacant possession. Gas central heating and double glazing.

**Lot
28****Apartment 53, Crete Tower Jason Street, Liverpool, L5 5EB****GUIDE PRICE - £40,000 PLUS***

This is a three-bedroom apartment in the popular Crete Tower building. Offered with vacant possession, the property would perform well on the private rental market, with similar units fetching circa £700pcm.

CLICK PHOTO TO VIEW PROPERTIES

**Lot
29****28 Hawarden Avenue, Liverpool, L17 2AL****GUIDE PRICE - £150,000 PLUS***

This is a large five/six-bedroom terraced house in L17. Following a scope of refurbishment, the property could become an impressive family home. It would also perform well on the private rental market once converted into a six/seven-bedroom HMO, subject to the necessary planning consents and license granted. Similar houses have let nearby for circa £3800pcm / £45,000pa.

**Lot
30****34 Clipsley Crescent, Haydock, Merseyside, WA11 0UH****GUIDE PRICE - £110,000 PLUS***

This is an extended three-bedroom semi-detached house in the popular Haydock area. The property benefits from a large driveway and garage, with extensive rear garden and conservatory. With double glazing and gas central heating.

**Lot
31****11 Nixon Street, Liverpool, L4 5PP****GUIDE PRICE - £90,000 PLUS***

This is a three-bedroom terraced house offered as a ready-made investment, with tenant in situ paying £600pcm. We believe that this could be increased in line with the market rent to circa £1000pcm / £12000pa. We believe the property has gas central heating.

**Lot
32****2 Denbigh Road, Liverpool, L9 1ED****GUIDE PRICE - £90,000 PLUS***

This is a three-bedroom end terrace house offered as a ready-made investment, with tenant in situ paying £675pcm. We believe that this could be increased in line with the market rent to circa £750pcm / £9000pa. We believe the property has gas central heating and double glazing.

Lot
33

133A Wellbrow Road, Liverpool, L4 6TY



GUIDE PRICE - £90,000 PLUS*

This is a three-bedroom terraced house offered as a ready-made investment, with tenant in situ paying £600pcm. We believe that this could be increased in line with the market rent to circa £1000pcm / £12000pa. We believe the property has gas central heating and double glazing.

Lot
34

47 Cowley Road, Liverpool, L4 5SY



GGUUIIDDEE P PRRICICEE - -£ £9900,0,000

This is a three-bedroom terraced house offered as a ready-made investment, with tenant in situ paying £675pcm. We believe that this could be increased in line with the market rent to circa £1000pcm / £12000pa. We believe the property has gas central heating.

**Lot
35****Apartment 54 19 Princes Parade, Liverpool, L3 1BD****GUIDE PRICE - £80,000 PLUS***

This is a one-bedroom apartment on Liverpool's waterfront, with tenant in situ paying £750pcm. This could be increased in line with similar units nearby to circa £950pcm / £11,400pa. The development benefits from 24- hour concierge service. The apartment benefits from a balcony and the current tenant has been in situ for 7 years.

**Lot
36****144 St. Marys Road, Garston, Merseyside, L19 2JJ****GUIDE PRICE - £165,000 PLUS***

This mid-terraced property has been converted into three self-contained flats, comprising two one-bedroom units and one two-bedroom unit. The flats are fully let, generating a strong annual rental income of £21,300pa.

CLICK PHOTO TO VIEW PROPERTIES

**Lot
37**

Land At Hapton Street Liverpool, Merseyside, L5 3QF

**GUIDE PRICE - £125,000 PLUS***

Cleared plot of land available off Hapton Street, L5, with lapsed planning for 8 three storey town houses and 4 apartments.

Lease – Remainder of 1000 year lease from 1716

Planning Portal – Liverpool Council

Planning Ref – 08F/1658

**Lot
38**

9-15 Whetstone Lane, Birkenhead, CH41 2QS

**GUIDE PRICE - £120,000 PLUS***

A Birkenhead landmark, with this imposing red-brick building, known as the Birkenhead Pram and Toy Centre. Having traded for almost a century, the building is now up for sale via Auction, to be 'sold as seen,' including stock*. The property itself provides significant opportunity for developers and investors, such is the configuration, with three distinct parts to the building, and three access points. It could be converted to provide three commercial units, or two commercial units and a residential flat (subject to consents). The building is currently configured as 3 x showroom areas, one with counter/till, and one with an office. There are 2 x large upstairs storage rooms, and a basement area used as workshop, along with cloakroom. To the rear of the plot, there is a dedicated parking space. The property requires a full refurbishment, following which, could make an excellent investment. Please note, all Planning enquiries should be made to Wirral Borough Council.

CLICK PHOTO TO VIEW PROPERTIES

**Lot
39****Apartment 7 63 Tithebarn Street, Liverpool, L2 2EN****GUIDE PRICE - £45,000 PLUS***

This is a one-bedroom third-floor apartment in central Liverpool. Offered with vacant possession, the property would perform well on the private rental market following a scope of modernisation, with similar units nearby fetching circa £825pcm / £9900pa.

**Lot
40****1 Hamilton Square, Birkenhead, CH41 6AU****GUIDE PRICE - £385,000 PLUS***

This is a substantial Grade I listed office building set in Hamilton Square, Birkenhead. The property is offered as an impressive ready-made investment, with current multi-tenanted rental income at circa £3950pcm / £47,400pa. The building has smoke and fire alarms, and a dumb waiter serving the ground floor and basement.

CLICK PHOTO TO VIEW PROPERTIES

**GUIDE PRICE - £225,000 PLUS***

This is a large four-bedroom mid-terrace in the desirable L18 area. Offered with vacant possession, the property lends itself well to let as an HMO, with similar units nearby letting at circa £2400pcm / £28,800pa.

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2nd December

CLOSING21st September

9th November

2027 AUCTION DATES

AUCTION17th February

7th April

26th May**CLOSING**25th January15th March

4th May

[CLICK HERE FOR THE FULL COMMON
AUCTION CONDITIONS](#)

TO TAKE A LOOK AT OUR HANDY GUIDES
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NOW TAKING LOTS

WEDNESDAY 14

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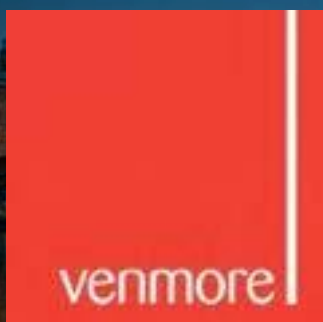
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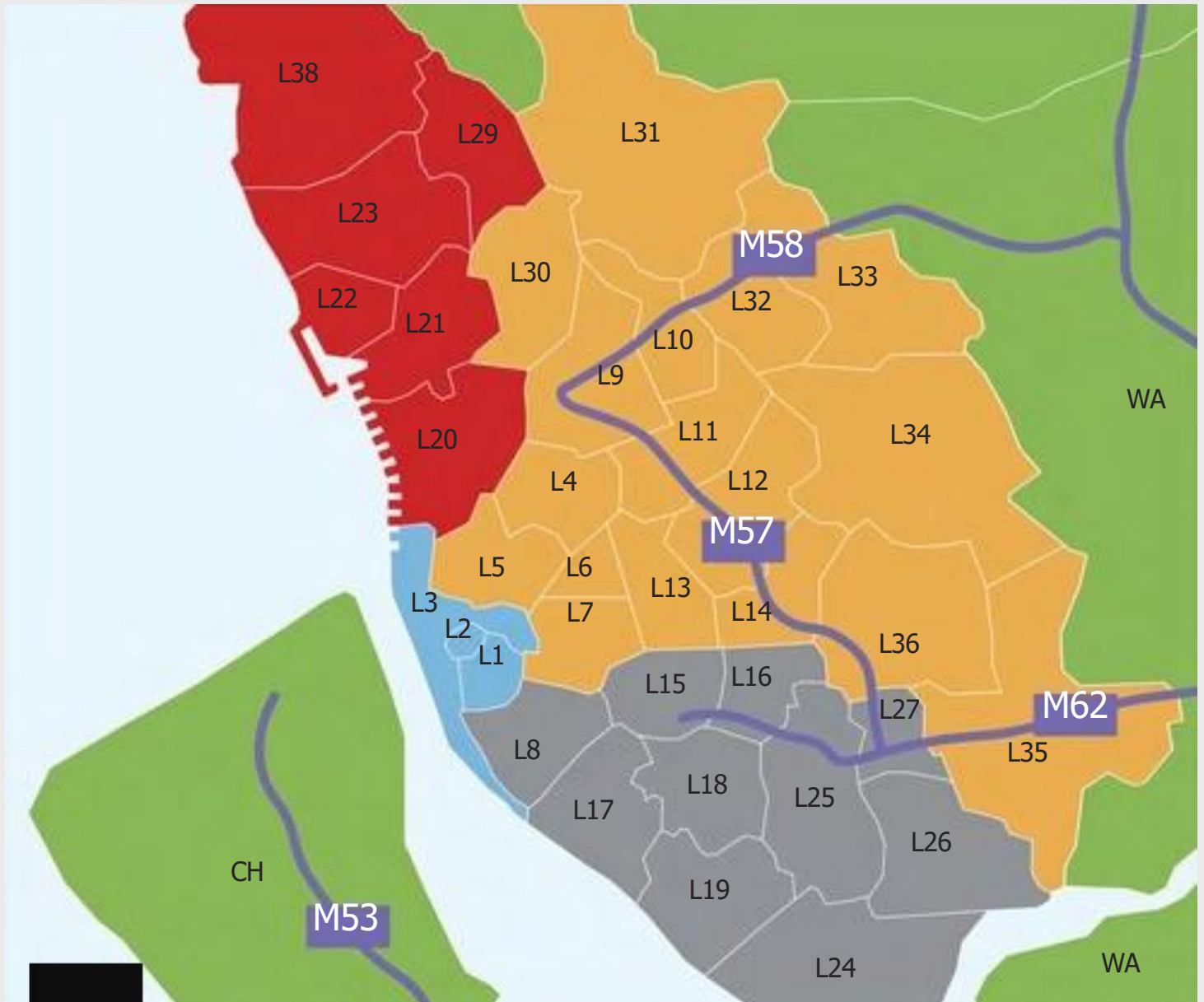


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MERSEYSIDE AREA MAP

You can use the map below as a guide to find the location of our properties.



Early Bird Updates

Want to be the first to know about instructions?

If you want to be the first to find out about new instructions then all you need to do is register online at www.venmoreauctions.co.uk, call one of our auction team on 0151 236 6746 or speak to someone on the day of the auction.

new All we need is your name, email address, telephone number, the type of property you are currently looking for and we will send you regular updates of any opportunities that suit your personal requirements.

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ONLINE AUCTIONS BUYING GUIDE

Venmore Online Auctions is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

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- Non-refundable 10% deposit payable on winning bid

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Venmore Online Auctions you will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number, this is required so we can easily keep in touch. You will also need to provide to the Auctioneers certified photo ID (e.g. driver's licence or passport) and certified proof of address (dated within the last 3 months) in order that we can carry out our standard Anti Money Laundering checks, prior to you being able to enter a bid on any lot.

ACCEPT TERMS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction 'Terms and Conditions'. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid. Once accepted, you will receive a copy of the document(s) via email for your own records.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

To bid online a holding fee is required. In order to bid you will be required to register a credit or debit card. The Holding Fee is a non-refundable £7,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use Stripe Live (StripeSca) who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the Holding Fee amount (often known as a 'payment shadow' as no money is taken at this stage). The Holding Fee will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the Holding Fee, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

AUCTIONEER REVIEW

FINAL STEP – AUCTIONEER REVIEW

Once you have completed the bidder registration steps, Venmore will review your registration to bid. We may contact you to obtain some additional information, so that we can verify your identity electronically – this is a quick and simple process which leaves a 'soft footprint' on your credit file and won't affect your credit score. You will be notified by email as soon as you have been approved to bid.

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online, and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE**What is a Guide Price?**

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. In most instance, the reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

What is a Reserve Price?

The Reserve is the minimum figure that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve is liable to change throughout the course of marketing. The Auctioneer reserves the right to lower the Reserve during the auction to a level that matches the existing highest bid. In the event that there were no further bids, the bidder who placed that 'highest bid' will be declared the purchaser at the end of the auction process.

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (–) buttons provided. Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

Maximum (Proxy) Bids

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

Reserve Prices

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on whether the reserve price has been met, as defined below.

If your maximum bid is below the reserve price

- The system will place an immediate bid at your maximum bid amount.

If your maximum bid is at or above the reserve price

- The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).
- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential – it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding example:

1. The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2. Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000.

This is below the reserve price, so the system places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000.
The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000.
4. Tom is notified that he has been outbid. If no further bids are placed Jane would win the lot for £100,000.
5. If, however, Tom then places a maximum bid of £105,000, the bidding would jump to £105,000 and the bid would be with Jane as she bid that amount first.

BIDDING EXTENSIONS

THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds – known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'.

This ensures every bidder has a fair and equal opportunity to place another bid. Additionally, if you do leave your bid until the final few seconds you could risk your bid not being received by the platform server until after the closing time, and therefore not being accepted.

FALL OF THE GAVEL

LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

Please note at this point the system will take the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released). If at this point you do not complete the transaction within the allotted timescales, the £7,000 Holding Fee will be non-refundable.

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps. The system will have already taken the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.

* The 10% deposit (less the £7,000 Holding Fee) and Bidder's Premium must be paid electronically, or otherwise, within 24 hours.

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the Holding Fee. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

If you are the winning bidder then the amount will be taken in full from your registered credit card or bank account **immediately following the close of the auction**. If you are not a winning bidder then the hold on funds will be released from your card, but be aware that it can take anything from a few hours up to several days for the hold to be released (dependent on the card issuer). If in doubt, contact your card issuer. Please be aware that you will not have access to the funds until the hold has been released.

Please see two example payment registrations below:

Scenario 1:

Tom has a credit card with an overall limit of £15,000, and a current available balance of £14,500

- ◆ Tom registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- ◆ Tom registers his credit card – a hold on funds is placed on the card to the value of £7,000
- ◆ The available balance to spend on the card is now £7,500
- ◆ Tom goes out shopping and buys a new laptop for £1,500
- ◆ The available balance on Tom's card is now only £6,000
- ◆ Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs SagePay to release the hold on funds from Tom's card
- ◆ The available balance on Tom's card will revert to £13,000 once the 'release' has taken place

Scenario 2:

Jane has a debit card for a bank account with a current balance of £7,750

- ◆ Jane registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- ◆ Jane registers her debit card – a hold on funds is placed on Jane's bank account, to the value of £7,000
- ◆ The available balance in Jane's bank account is now only £750
- ◆ Jane goes shopping and buys a new mobile phone for £800, pushing her £50 into an overdraft
- ◆ Jane bids on the online auction and wins the auction. The auction closes and £7,000 is immediately taken from her bank account
- ◆ Jane remains £50 overdrawn

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